

MINUTES OF REGULAR MEETING
SUGAR CITY COUNCIL
THURSDAY, SEPTEMBER 22, 2016

Presiding: Mayor David D. Ogden
Meeting Convened at 6:35 p.m.
Prayer: Bruce King
Pledge of Allegiance

Present: Mayor David D. Ogden; Clerk-Treasurer Wendy McLaughlin; Councilmen Bruce Arnell, Matt Garner, Joe Cherrington and Bruce King; Chairman Brent Barrus of the Planning and Zoning Commission; Citizens Jesse Brown, Chantal Cebion, Victoria Owens, David Payne, and Daniel Sessions.

PLANNING & ZONING COMMISSION REPORT: Chairman Brent Barrus reported on items of business:

Impact Area Increase Update: The commission has asked Will Jensen, an economics professor at BYU, to do an impact area study for Sugar City's area of impact. He and his students will compare Sugar City to other cities of similar size with universities nearby. They will look at the economic impact and what kind of growth would be good for the city and what kind of growth wouldn't.

Land Use Title 9 Revision Update: The commission continues its work on the Title 9 revisions. With the proposed Sugar City Market development, there may be some revisions needed to help facilitate and direct future downtown growth.

Sugar Market Property Development Proposal Report: Julie Stears (Sugar Cube) met with the commission to answer questions about the proposed property development and 4-plexes. The proposed property development will be a big improvement to the area. The city will work closely with the developer to see that all requirements and standards are met.

RESOLUTION NO. 2016-19 (2016 Constitution Week): Councilman Cherrington read Resolution No. 2016-19 in its entirety. It was moved by Councilman Arnell and seconded by Councilman King to approve Resolution No. 2016-19. Thereupon, the clerk called roll upon said motion.

Those voting aye: Councilmen Arnell, Garner, Cherrington, and King
Those voting nay: None

Thereupon, the mayor declared the motion passed. A copy of said resolution is attached hereto marked "Attachment 1".

LARSEN/POCOCK DEVELOPMENT AGREEMENT: After the mayor gave a short history of the Larsen/Pocock development, the council reviewed the proposed Larsen/Pocock Development Agreement. The agreement addresses the transfer of water rights, recovery of infrastructure expenses from late comers, and other pertinent items. The agreement will be reviewed by John Pocock and Kelton Larsen.

BUILDING PERMIT FEE SOFTWARE: The council reviewed the building permit fee software proposal from Marshall and Swift. Currently the city relies upon contractors or owners for new construction estimate values. The council wants to change the current valuation process for three main reasons:

- Accurate and professional valuations using regional values
- Objective analysis
- Valuation consistency

Madison County uses similar software to assess property taxes. The city will need to purchase two software programs – one for residential and one for commercial buildings.

MOTION: It was moved by Councilman King and seconded by Councilman Garner to authorize the expenditure of up to \$2,500 for the purchase of evaluation software valuing new proposed construction; motion carried.

BUSINESS PARK REAL ESTATE AGENT: Mayor Ogden interviewed two real estate agents who were interested in helping sell the Business Park lots. Judy Hobbs will take Clair Boyle's place. Judy will guarantee her work, market the Park heavily and in return receive a 6% commission. The agreement with the city will be for one year

MOTION: It was moved by Councilman Arnell and seconded by Councilman Cherrington to ratify the work and accept Judy Hobbs of Realty Quest to represent the Business Park; motion carried.

FLOOD PLAIN COST SHARING AGREEMENT: A recent study by STARR, a Production and Technical Services (PTS) contractor to the Federal Emergency Management Agency or FEMA, put Sugar City and northern Rexburg back into the flood plain – which means any property that could be flooded within 100 years. Most of Sugar City and northern Rexburg were taken out of the flood plain several years ago after the flood of 1976 when the Teton Dam broke. Railroad bridge and beds in the area were rebuilt two feet higher. Weather patterns over the years have also changed and been recorded showing warmer temperatures and lower stream flows. STARR did not use the updated model reflecting the earlier data changes. The result means 30% – 50% higher home insurance rates and curtailment building developments for residents. FEMA has been notified of the error but stands by the most recent study. There are three viable options:

- Opt out of FEMA protection and help during a disaster
- Create another model using accurate data and present the model to FEMA and STARR showing why the model is more valid
- Request FEMA raise the North Fork Teton River Bridge

The model will cost about \$50,000 to put together. Gerald Williams of Williams Engineering will create the model. A meeting on October 25, 2016 is scheduled to meet with FEMA, Homeland Security, STARR, and officials from Madison County, Rexburg, and Sugar City. The council requested that state and local government officials be invited to help. The model cost of \$50,000 will be divided between the City, Rexburg, and County.

NEEDS LIST: The council reviewed the city's needs list. There were several items that were discussed. Radio read updates for the water meters may not be eligible for a grant to update existing meters because they do not make the meters more efficient. Well #1 has been updated with a 60 hp pump which has been installed at 142'. Tests will be run to see if the problem has been fixed. Well #1 will only be used as a backup source for wells #2 and #4. The council asked

that the city go ahead and install crossing lights on Center Street to compliment the newly installed sidewalk and promote safety for the children. The lights would cost approximately \$6,500/piece. The city would like to purchase three pairs and put them at Brad's Exxon crossing, the crossing at Heritage Park, and one further east near South Pine.

MOTION: It was moved by Councilman Cherrington and seconded by Councilman Arnell to put three crossing lights on Center Street as described above; motion carried.

LARGE VEHICLE PARKING – MOON COMPLAINT: Mr. Moon has talked to the mayor and threatened to sue the city for discrimination, by citing him and not others for violating the large vehicle parking code. The mayor explained that the city has hired a code enforcement officer, Rebecca Edwards, to help enforce the city codes. Rebecca will begin October 3, 2016.

DEPARTMENT REPORTS:

COUNCILMAN KING:

Tree and Beautification: Councilman King reported that the committee appreciated the use of the city's truck to water the flowers. Grant and Linda Johnson would like to be released as committee chairmen because of more pressing concerns at home. The new chairmen will need to be aware of the Arbor Day Grant application deadline.

COUNCILMAN CHERRINGTON: No report

COUNCILMAN ARNELL: No report.

COUNCILMAN GARNER: The city has signed an agreement to purchase a new snow plow. The plow will be more efficient and save the city time and money. Zane Baler and Arlynn Jacobson will be trained on it.

MAYOR'S BUSINESS:

Pro Peat Ribbon Cutting: Mayor Ogden reported that the ribbon cutting date has been set for 26 October, 2016 at 1:00 p.m. The Rexburg Area Chamber of Commerce will sponsor the ribbon cutting. Idaho's Lieutenant Governor Brad Little will be invited along with US Senators Mike Crapo and Jim Risch, and Congressman Mike Simpson. Local district leaders Senator Brent Hill, Representatives Ron Nate and Dell Raybould will also be invited. The ribbon cutting will be a big event with a potato bar, open house, and speeches.

Forgone Annexation Tax for 2016 Budget: An omission on the L2 county tax report of the newly annexed Pocock/Larsen development has added a forgone amount of just over \$1,600 for next year's budget. Otherwise the city would need to hold another public hearing to adjust the budget.

Speed Bump Update: The city has purchased moveable speedbumps to help slow down traffic especially around school zones and residential areas.

ICRMP Training Reminder: Mayor Ogden reminded the council to go online and complete the ICRMP training and bring in their test results to be filed with the city.

Meeting adjourned at 9:10 p.m.

Signed: _____
David D. Ogden, Mayor

Attested: _____
Wendy McLaughlin, Clerk-Treasurer

RESOLUTION 2016-19

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUGAR CITY, IDAHO, THAT:

WHEREAS, September 17, 2016, marks the 229th anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE, I, David Ogden, Mayor of the City of Sugar City, do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

In the City of Sugar City, Madison County, State of Idaho.

UNANIMOUSLY APPROVED AND PASSED BY THE CITY COUNCIL AND MAYOR THIS 22th DAY OF SEPTEMBER 2016.

David Ogden, Mayor

Wendy McLaughlin, City Clerk-Treasurer

(SEAL)